



SERVICE SHEET · BUY

The Buyer *Diagnostic*

Know what you can buy, where, and how to finance it, before you search. One session, one written report, your Passport included.

690 flat fee, once	6 answers in writing	Passport included, valid six months
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01 IN BRIEF

Know what you can buy, *before you search*

A session with Alexandre, then a written report: your real budget, your equity, the municipalities where it holds and the strategy to get there. Your Buyer Passport is included.

690

fixed flat fee, paid once
online

1 session

in Pully or by video call

6 answers

in writing, in your portal

6 months

of validity for your Passport

Who it is for

Before you search, with no specific property. As soon as a property is on the table, it is Representation.

The question

What can I buy, where, and how do I finance it?

02 WHAT IS INCLUDED

Six answers, *in writing*

**Your real budget**

Your capacity at the banks' imputed rate, your running costs and amortisation: the highest price that truly holds, and the one at which you stay comfortable.

**Your equity**

Savings, second pillar withdrawn or pledged, third pillar, gifts: what the bank accepts, and what it refuses.

**Vaud purchase costs**

Property transfer tax, notary, land register, mortgage certificate: the amount to budget on top of the price, calculated for your case.

**The municipalities within your reach**

Observed prices, transport links, municipal tax: where your budget buys what you are looking for, and where it does not.

**Your strategy**

The essentials and the negotiables, what to ask for in a PPE file, the countdown timeline to the deed.

**Your Buyer Passport**

Capacity verified against documents, dated, valid for six months: it opens early previews and discreet sales.



03 HOW IT WORKS

Four steps, *one report*

I

You order

A flat fee of 690, paid online, secured by SumUp. You may describe your project.

II

Your portal opens

An email gives you your link; the Passport documents are listed there. Alexandre calls you to set the session.

III

The session

With Alexandre, in Pully or by video call: your project, your figures, your questions.

IV

The report

In writing, in your portal, with your dated Passport, after the session and receipt of the documents. It is yours to keep.

The figures rest on the documents provided and on the banks' rules on the date of the report.

04 THE PASSPORT INCLUDED

Your financing proven, *with its access***Verification of your documents**

Identity, income, tax, equity, second pillar: read and checked by Alexandre.

**Your capacity, written and dated**

Confirmed at the banks' imputed rate, valid for six months, to attach to your offers.

**Early preview and discreet sales**

Properties that match your project, before any publication, or never published.

**Viewing priority**

On our properties, your viewing request comes before those of unverified buyers.

05 COMPARE

The Diagnostic *and the next steps*

	 DIAGNOSTIC	 REPRESENTATION	 PROPERTY SEARCH
The moment	Before you search	You have spotted a property	You want us to search for you
Price	690	2'900 / 3'900	From 7'900
Property analysis and PPE file	What to ask for	For the property	For the chosen property
Payment	690 on ordering	900 on ordering, balance at the deed	1'500 on ordering, balance at the deed



06 WHAT THE DIAGNOSTIC IS NOT

A project, *never a property***A property analysis**

As soon as a specific property is on the table, it is Representation; your 690 is deducted from it.

**A search**

If you want us to search for you, it is Property Search; the Diagnostic is included and your 690 is deducted.

**A loan**

Only your bank grants the mortgage, on the specific property.

07 THE TERMS

Nothing is *paid twice***Deduction**

The 690 is deducted from the fees for Representation or Property Search if you entrust them to us within six months of payment.

Refund

In full on request as long as the session has not taken place. After that, the price is retained, whether or not you buy.

Your documents

Kept in a protected area, consulted by Alexandre alone, never passed on to a seller without your consent; deleted on request, at the latest twelve months after the end of the engagement.

Independence

No payment from the seller or the seller's agency; any referral commission offered is deducted from your fees.

**A Passport already paid**

If it is still valid, it is credited back to you: its 190 is refunded.

We never represent both the seller and the buyer in the same negotiation.

Let us frame *your project*

The Diagnostic is ordered and paid online, at affinites-immobilier.ch/en/buyer-diagnostic; Alexandre then calls you to set the session.

TELEPHONE

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day and night, weekends included

EMAIL

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reply within 24 working hours



This service online

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OUR SERVICES



Valuation



Essentiel



Premium



Commercial



Passport



Diagnostic



Representation



Property Search